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Historic Zoning Commission Members

Sheila Cox

Liz Biosca, Chairman

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Tom Mozen

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Valda Jones

Greg Cox, Chairman

Application forms for a Certificate of Appropriateness can be downloaded from the city's website at:

www.johnsoncitytn.org

- City Government
- Departments
- Development Services
- Planning Division
- Historic Zoning Commission

PLANNING DIVISION

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City of Johnson City Development Services Planning Division



Historic Zoning Commission

***"Development Services...
guiding today, shaping tomorrow"***



Historic Zoning

Historic zoning is designed to protect and preserve areas of historic and architectural importance. It is an overlay zone, applied in addition to the base zone of an area.

Historic Zoning protects an area

from alterations to existing structures which would lessen their architectural importance and value;
new construction not in character with the district; and
the loss of architecturally or historically important buildings;
by requiring that plans for alterations, new construction, and demolition are approved by the Johnson City Historic Zoning Commission (HZC).

If your property is in a Historic District and you are planning to:

- **demolish** a building
- **construct** a new building
- **move** a building
- **modify or alter** the appearance of an existing building

you must first obtain a Certificate of Appropriateness (CofA) from the Historic Zoning Commission.

Historic Zoning Commission

The Johnson City Historic Zoning Commission is composed of seven citizens who represent the disciplines of architecture, history, the Planning Commission, and the community in general.

The HZC meets on the fourth Tuesday of every month at 5:30 p.m. in the Administrative Conference Room of the Municipal and Safety Building.

Certificate of Appropriateness (CofA)

A **Certificate of Appropriateness (CofA)** is a document stating that proposed work on a particular site is appropriate for the historic district is within and meets local code criteria.

There are two levels of review that occur in the Planning Division's office. First, if the work is determined to be minor, a staff level review will occur. A CofA will be issued by staff, if the work is appropriate.

Staff approval:

- Replacement of light fixtures/signs
- Replacement of doors (including storm doors)
- Replacement of fences/retaining walls
- Replacement of windows (including frames and storm windows)
- Replacement of roofs, gutters, & downspouts
- Replacement of mechanical equipment
- Replacement of siding

If the work is determined to be a major exterior alteration, the HZC will review the application and issue the CofA if the work is appropriate.

HZC Approval:

- New Structures
- New additions that increase habitable space and/or is visible from the street
- Major exterior alterations (including finish materials, awnings, doors and windows, gutter/downspouts, light fixtures, mechanical equipment, and storm doors and windows).
- Demolition
- Moving existing structures

A building permit cannot be obtained without first receiving a CofA if in a Historic/Conservation District.

The Historic Zoning Commission and regulations are established pursuant to Article VI, Section 6.26 of the City of Johnson City Zoning Ordinance.

Districts

The historic resources of Johnson City are divided into districts or landmarks based upon architectural significance, historical significance, and/or geographic location. Below are a list of the Historic Districts/Landmarks in the City.

- **Downtown Historic District**
- **Tree Streets Historic Conservation District**
- **Cox Adams Landmark Conservation District**
- **Kitzmiller Blowers Landmark Conservation District**
- **Reeves Chinouth Landmark Conservation District**

Design Guidelines

The Design Guidelines are standards, created by citizens and the HZC, which are used in determining the architectural compatibility of a proposed project. They provide direction for project applicants and ensure that the decisions of the HZC are not arbitrary.

Each of the Districts mentioned above have their own set of Design Guidelines. Copies of these can be obtained at the Development Services Department-Planning Division.